Finalization of VAMBAY

1608. SHRIMATI AMBIKA SONI:
SHRI SURESH KALMADI:

Will the Minister of URBAN DEVELOPMENT AND POVERTY ALLEVIATION be pleased to state:

(a) whether Government have finalized details of the National Scheme for slums titled "Valmiki-Ambedkar Awas Yojana"; and

(b) if so, the details of the scheme and its planning for solving the various problems besetting slums?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT AND POVERTY ALLEVIATION (SHRI BANDARU DATTATRAYA): (a) and (b) Yes, Sir. 'Valmiki Ambedkar Awas Yojana (VAMBAY)' was launched with the objective of providing shelter or upgrading the existing shelter for the slum-dwellers below the poverty line including those belonging to Economically Weaker Sections in urban areas with a component of basic sanitation facilities and community toilets. The details of the scheme containing the manner of implementation and planning for solving the problems of slum dwellers are given in the statement.

Statement

Valmiki Ambedkar Awas Joyana (Vambay)

Shelter is a basic human requirement. For a shelterless person, getting a house brings about a profound social change in status and integrating him with his social milieu. The provisional estimates made from 2001 Census indicate that while India is urbanising markedly, slums in urban India are increasing alarmingly. The slum population in urban India is estimated to be about 62 million.

There is at present no housing scheme in the Central Sector for the urban poor. There are two Central Sector programmes targeted towards the urban poor, namely the SJSRY and NSDP. The SJSRY attempts to provide employment in order to bring the urban poor above the poverty line while NSDP is basically a programme for the environmental improvement of urban slums. The urban poverty

alleviation strategy is incomplete without a significant component pertaining to housing delivery for the slum dwellers.

In order to fill this gap in a major policy initiative, the Prime Minister of India announced a new Centrally Sponsored Scheme called the Valmiki Ambedkar Awas Yojana (VAMBAY) on the 15th August, 2001 to ameliorate the conditions of the urban slum dwellers living below poverty line.

The objective of VAMBAY is primarily to provide shelter or upgrade the existing shelter for people living below the poverty line in urban slums in a march towards the goal of slumless cities with a healthy and enabling urban environment. The target group under the VAMBAY will be all slum dwellers in urban areas who are below the poverty line including members of EWS who do not possess adequate shelter.

Another very important basic amenity for slum dwellers especially in congested metropolitan cities is the lack of rudimentary toilet facilities. A new National City Sanitation Project under the title of "Nirmal Bharat Abhiyan" is an integral sub component of VAMBAY. 20% of the total allocation under VAMBAY will be used for the same at the rate of Rs. 200 crores as loan from HUDCO and Rs. 200 crore as subsidy. The State Governments/Local Bodies of course will be free to supplement this amount with their own grant or subsidy as the case may be. The average cost for a community toilet seat has been estimated to be Rs. 40,000/- per seat. Therefore, a 10-seat or a 20-seat toilet block meant for men, women and children with separate compartments for each group and special design features will cost around Rs. 4 lakhs or Rs. 8 lakhs respectively. Each toilet block will be maintained by a group from among the slum dwellers who will make a monthly contribution of about Rs. 20 or so per family and obtain a monthly pass or family card.

During the current financial year, 2001-02, a modest beginning may be made with a limited sum of Rs. 100 crore made available out of the savings of the Ministry of Urban Development. However, during the 10th Plan period when VAMBAY will be launched in full swing, the annual allocation will be Rs. 1000 crores which will be matched

with a long-term loan by HUDCO of Rs. 1000 crore on a 1:1 basis. The rate of interest of this loan will be the same as the rate of interest charged by HUDCO for EWS housing. State Government has the option to mobilize its matching portion of 50% from other sources, such as their own budget provision, resources of local bodies, loans from other agencies, contributions from beneficiaries or NGOs etc. In all cases, however, the Government of India subsidy will only be released after the States matching share of 50% has been released. Both the subsidy and the loan (when it is required) will be released by HUDCO. The funds will be released by HUDCO either to the State Urban Development Agency (SUDA), District Urban Development Agency (DUDA) or any other agency designated by the State Government.

The implementation of VAMBAY will be dovetailed and synergised with other existing programmes such as NSDP and SJSRY. The availability of drinking water, sanitation and drainage facilities should be ensured under these programme. On an average, 25% of the funds under the scheme will be spent for providing water and sanitation facilities including approximately 20% of the amount for community sanitation project—Nirmal Bharat Abhiyan.

Selection of beneficiaries will be made by the SUDA/DUDA in consultation with the local authorities. Help of reputed NGOs may be enlisted. They will also formulate projects, prepare estimates and submit the same for sanction to the State Government which will in turn recommend them to the Government of India for release of funds allocated for each State.

In selecting the beneficiaries the following reservation/percentage will be followed:

1. SC/ST	—	not less than 50%
2. Backward classes	—	30%
3. Other Weaker sections	—	15% (OBC, BC, Etc.)
4. Physically & mentally disabled & handicapped persons and others	—	5%

After identification of the beneficiaries, the latter must be provided title as a pre-condition for the loan or subsidy. This may be done by the State Government/Local Body either by regularization in-situ or by relocation. The title to the land should be in the name of the husband and wife jointly or preferably in the name of the wife. Till the repayment of the loan, if any, the house built with VAMBAY funds along with the land shall be mortagaged to the State Government/implementing agency. It may please be noted that no provision is made for land acquisition in VAMBAY. No hard and fast type/design is prescribed for VAMBAY dwelling units. However, The plinth area of a new house should normally be not less than 15 sq. mts.

The upper financial limit for construction of VAMBAY units normally will be Rs. 40,000/- with provision for sanitary toilet also. However, for metro cities with more than 1-million population, it will be Rs. 50,000/- and mega cities (Delhi, Mumbai, Kolkata, Chennai, Hyderabad and Bangalore) it will be Rs. 60,000/- per unit. In hilly and difficult areas this ceiling may be enhanced by 12.5%. A portion, say, 20% of the funds may be used also for upgrading existing dwelling units in slums. The upper limit for upgradation of an existing unit shall not be more than 50% of the ceiling specified for construction of a new house. The norms for Town & Country Planning of the State Government and the rules and bye-laws of the Local Bodies should, of course, be kept in view.

Monitoring of VAMBAY will be done by the State Government and status report submitted to GOI regularly.

Entitlement of State/UT under VAMBAY will be initially determined on the basis of slum population in the State or UT. The State Governments are required to allocate the share for cities and towns within the State/UT also on the same norm i.e. in proportion to the slum population as a percentage of the total slum population of the State.

The detailed proposals with cost estimates will be processed and submitted by HUDCO to a Committee headed by the Secretary, Deptt. of Urban Employment & Poverty Alleviation, Ministry of Urban Development & Poverty Alleviation. If, however, sufficient

proposals under VAMBAY are not forthcoming from some of the States, the balance funds can be reallocated to other States which have submitted their proposals.

Eviction of tenants from public premises

1609. SHRIMATI GURCHARAN KAUR:
SHRI LAJPAT RAI:

Will the Minister of URBAN DEVELOPMENT AND POVERTY ALLEVIATION be pleased to state:

(a) the details of guidelines formulated to prevent arbitrary use of power to evict tenants from public premises;

(b) whether Public Sector Undertakings are also supposed to follow these guidelines;

(c) if not, the reasons therefor;

(d) whether Government have come across cases in which these guidelines have been voilated; and

(e) if so, the details thereof and the steps taken in this regard?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT AND POVERTY ALLEVIATION (SHRI BANDARU DATTATRAYA): (a) An extract of the guidelins issued by the Ministry of Urban Development on 14.1.1992, to prevent arbitrary use of powers to evict tenants from public premises is enclosed as Statement (*See* below).

(b) and (c) Yes, Sir.

(d) and (e) Certain representations have been received from some Tenants Associations in the past, alleging misuse of the provisions of Public Premises (Eviction of Unauthorised Occupants) Act, 1971 in general by some Public Sector Undertakings/Financial Institutions. These representations have been forwarded to the concerned Ministries for redressal.